

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Town of Yucca Valley

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Reporting Period by Calendar Year: from January 01, 2010 to December 31, 2010.

HOUSING POLICY
DEVELOPMENT, HCD

MAR 18 2011

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

TOWN COUNCIL STAFF REPORT

To: Honorable Mayor & Town Council
From: Robert Kirschmann, Associate Planner
Date: March 1, 2011
For Council Meeting: March 15, 2011

Subject: 2010 General Plan Annual Review
Annual Housing Element Report

Prior Council Review: There has been no prior review of this matter.

Recommendation: That the Town Council receives and files the General Plan 2010 Annual Report and the Annual Element Progress Report, Housing Element Implementation tables.

Executive Summary: The current General Plan was adopted by the Town on December 14, 1995. The implementation section of the General Plan recommends the Town review the General Plan on an annual basis to evaluate implementation progress and to determine if changing conditions make minor adjustments to the Plan desirable. In addition, Government Code Section 65400 mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress on its implementation and that the report then be filed with the State's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). This annual review addresses January 1, 2010 through December 31, 2010

Order of Procedure:

- Request Staff Report
- Request Public Comment
- Council Discussion/Questions of Staff
- Motion/Second
- Discussion on Motion
- Call the Question (Roll Call Vote, Consent Agenda)

Discussion:

The main purpose and most important function of the Annual Report is to provide local legislative bodies with information regarding implementation of the General Plan. While the report should relate to the entire General Plan, the main focus of these reports is tied to the implementation of the Housing Element as mandated by the State.

The attached Annual Report addresses the Land Use and Housing Elements. In each section, there is a discussion that explains the progress the Town has made on its implementation of the General Plan in the past year. In accordance with State requirements, Housing Element implementation is quantified.

Reviewed By:

Town Manager

Town Attorney

Mgmt Services

Dept Head

____ Department Report
☒ Consent

____ Ordinance Action
☒ Minute Action

____ Resolution Action
☒ Receive and File

____ Public Hearing
____ Study Session

New to the report this year is the Annual Element Progress Report, Housing Element Implementation. There are several tables (Table A, A2, A3, B and C) required to be completed and submitted to the State. Tables A and A2 do not apply for this review period as there were no units constructed, rehabilitated, or acquired which restricted the units to specific income levels. Due to the absence of the restrictions all units constructed are required by the state to be counted towards the "above moderate" income range and are reported in table A3. Table B demonstrates the number of units constructed during the current Regional Housing Needs Allocation (RHNA) Planning period. Table C is an evaluation of each Program in the Housing element and the status of the implementation of that program.

Alternatives: N/A

Fiscal impact: None, other than staff time

Attachments:

1. Annual Report
2. Tables A,B, C as required by the State
3. General Plan Land Uses Table

TOWN OF YUCCA VALLEY 2010 GENERAL PLAN ANNUAL REVIEW

BACKGROUND:

The Town of Yucca Valley Comprehensive General Plan is an official document that is adopted by the Town Council after significant public input and a recommendation for adoption by the Planning Commission. The General Plan provides goals, policies, programs, and implementation strategies to guide development and redevelopment, and to preserve valued assets and resources.

Land Use Planning is mandated by the State of California, and has multiple components including long-range or comprehensive planning, current planning or development review, and environmental compliance with the California Environmental Quality Act. Land Use Planning processes are regulated by California law.

State law mandates that specific components are addressed within any comprehensive plan. These are termed "Plan Elements". The required Plan elements include:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Noise
- Safety

The Town's General Plan addresses all of these components and other local considerations. It should be noted that the Housing Element must be updated every eight years. The current Housing Element for the Town was approved by the Town Council on September 15, 2009.

The Yucca Valley General Plan was adopted December 14, 1995. By law, cities and counties must submit an annual report concerning the status of the General Plan and progress with Plan implementation to their legislative bodies. Previously these reports were for fiscal years. Since the state changed the filing date for these reports from June to April, Staff has changed the reports to reflect calendar years. This annual review addresses Plan status and Plan implementation for the period of January 1, 2010 through December 31, 2010.

State Law permits the General Plan to be amended up to four times per year. The Town has approved seventeen General Plan Amendments since incorporation. Two were approved prior to the adoption of the current General Plan.

General Plans are dynamic documents, and need to be evaluated in terms of changing views, desires, strategies, and overall effectiveness on a regular basis. It has been noted by the State office of Planning and Research that the Town of Yucca Valley has not completely revised the General Plan, in its entirety, in more than 10 years. This information is provided to the Attorney General of the State of California; but it does not mean that the Plan is out of date or ineffective. In addition, on May 26, 2009 the Town Council authorized Staff to proceed with a Development Code Update. This is currently in progress.

The Town Council authorized a comprehensive General Plan update in February of 2011. The request for proposals/qualifications was released in late February of 2011. This process will continue through calendar year 2013.

The purpose of this effort is to evaluate progress of implementation resulting from the application of various plan elements as they pertain to development, specific implementation strategies, and related mitigation measures and programs set forth in the General Plan Program Environmental Impact Report. The Development Code also plays a critical role in implementing the goals and policies of the Plan and Specific Plans provide detailed implementation programs for specific portions of the General Plan area.

This report does not discuss every component of each element, but it gives insight into general land use activity, some required elements of local consideration, and overall General Plan implementation.

The Development Code and other regulations play a critical role in implementing the goals, policies, and programs of the General Plan; Specific Plans provide more detailed goals, policies and programs for a more limited, specifically-defined area within the Town's corporate limits.

GENERAL LAND USE ACTIVITY:

The following were projects submitted and approved during 2010 calendar year:

Brehm Youth Sports Park, CUP 02-10, EA 02-10 - Submitted on March 05, 2010, this was a proposal to expand and enhance the existing park facilities to include two new 75,600 square foot soccer fields, two new 21,600 square foot soccer fields, 1 ball field, 2 volleyball courts, 5 horseshoe pits, an approximately 3,253 square foot office, restroom and concession building, tot and child play areas, water play area, walking trail, demolition of an approximately 3,000 square foot existing single family residence, maintenance area (including an existing 1,600 square foot single family residence), covered picnic areas and walkways, landscaping and parking in two phases on multiple parcels totaling approximately 20.17 acres. Future projects include an approximately 10,000 square foot Boys and Girls Club building and a croquet/bocce ball area. The project also proposes the vacation of Little League Drive approximately 525' east of Palm Ave.

T-Mobile Joshua Springs Cell Tower, CUP 03-10, - Submitted on June 03, 2010, a request to construct a 54' tall 30" wide cell tower disguised as and designed to match existing ball field lights on the campus of Joshua Springs Calvary Chapel and School.

T-Mobile St Mary of the Valley Cell Tower, CUP 04-10, - Submitted on October 20, 2010, a request to construct a 55' tall cell tower disguised as a eucalyptus tree surrounded by six (6) equipment cabinets all of which are screened by an eight (8) foot tall block/stucco wall, painted to match the existing buildings at St. Mary's Church.

The following residential development projects were approved during the 2010 Calendar year:

Pueblo Mesa, TM 18418, GPA 02-07, RZ 02-07, PD 02-07, EA 25-07: A proposal to rezone 77 acres of RL-1 to RS-2 and to subdivide into 142 residential lots as an age restricted development. The project is located on the northeast corner of Golden Bee Dr and Aster Ave. A Development Review Committee meeting was held for this project on November 04, 2009. The project was reviewed by the Parks Recreation and Cultural Commission on May 11, 2010. The project was approved by the Planning Commission on June 08, 2010 and was approved by the Town Council on September 21, 2010.

Lucas Tract, Tract Map No. 18773, EA 02-09: Submitted on December 23, 2009, a proposal to subdivide 87 acres into 60 single family lots in six phases. The project is located on the southwest corner of Cholla Ave and Carlyle Dr. This project was formerly known as Yucca 87 and previously approved by the Town, but that project was allowed to expire by the applicant. This project was reviewed by the Development Review Committee on March 10, 2010. The project was approved by the Planning Commission on August 24, 2010.

The chart below lists the General Plan Amendments that have been requested since incorporation:

General Plan Amendments Since Incorporation				
DATE	CASE NO.	APPLICANT	PROJECT DESCRIPTION	STATUS
8/23/1993	GPA-01-93	KenLar Construction	Rezone from 4MRM to CO,	Approved
11/3/1993	GPA 02-93	Town of Yucca Valley	Rezone from RS18m to IN	withdrawn
11/3/1993	GPA 03-93		Rezone from RM4M to CO,	Approved
10/24/1996	GPA-01-96	Town of Yucca Valley	Section 11 Annexation	Approved
2/16/1999	GP-01-99	Banks Vaughn		Denied
2/15/2000	GPA 01-00	Town of Yucca Valley	Housing Element Update	Approved
05/30/2001	GPA 01-01	Leon Strand	Rezone R-HR to RL-5	Approved
06/14/2001	GPA 02-01	Barton Pedersen	Rezone R-HR to RL2.5	Approved
09/06/2001	GPA 03-01	Town of Yucca Valley	State Annual Report	Accept and file
03/07/2002	GPA 01-02	Tim Humphreville	RS -RM10 (RZ 01-02)	Denied
04/24/2002	GPA 02-02	Town of Yucca Valley	2001 Annual Report	Accept and file
02/28/2003	GPA 01-03	Bill Scholar	Rezone CG to RM	Approved
05/07/2003	GPA 02-03	Cole Stillwell	Rezone RL to CG	Approved
02/25/2004	GPA-01-04	Danmark Dev	Rezone RS-2 to RS-3.5	Approved
	GPA 02-04	Town of Yucca Valley	Rezone RL-1 to RS-3.5	Approved
12/08/2004	GPA-01-05	TYV	Land use designation changes	Approved
04/07/2005	GPA 02-05	Neighborhood Housing Group	Rezone RL-1 to RM-8	Approved
07/11/2005	GPA 03-05	Century Homes		withdrawn
08/10/2005	GPA-04-05	Randy Werner	Rezone R-HR to RL-5	Approved
03/10/2006	GPA-01-06	Bill Shack	Rezone RL-5 to RS-3.5	Approved
12/07/2006	GPA-02-06	Specialty Homes	Rezone	Approved
12/13/2006	GPA-03-06	Nickolas Ventures	Rezone to RM -10	withdrawn
	GPA 01-07	TYV	Old Town Specific Plan	Approved
12/18/2007	GPA 02-07	Chris Paolini	Rezone RL-1 to RS-2	Approved
03/20/2008	GPA 01-08	Curtis McGrew	Rezone R-HR to RL	Approved

01/19/2009	GPA 01-09	Town of Yucca Valley	Housing Element Update	Approved
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Coinciding with the decline in the residential housing market the Town has received no new applications for tract maps or parcel maps in the last review period. The Town did approve two previously submitted tract maps, Lucas and Pueblo Mesa.

The following chart shows the tract maps that have been approved since incorporation:

SYNOPSIS OF TENTATIVE TRACT MAPS

APPLICATION DATE	CASE NO.	APPLICANT	LOCATION	TOTAL# OF LOTS	# OF VACANT LOTS
APPROVED PROJECTS					
02/28/2003	TM 16471	Bill Scholar	Desert Vista Village E. of Palm, S of Pine	106	83
09/05/2003	TM 16649	40 Villas LP	NE corner of Camino del Cielo and Martinez	34	34
02/25/2004	TM 16587	Danmark Development	S of Mountain View between Acoma and Church	57	48
04/01/2004	TM 16786	De Silva	Vera Lane west of Joshua Lane	4	4
04/16/2004	TM 16957	Bob Stadum	E side of Acoma 1 parcel N of Joshua Drive	34	34
09/13/2004	TM 16787	Rondel Ent.	W of SR247 S of Castro	54	54
09/13/2004	TM 16733	Arthur Schultz	S of Santa Barbara E & W of Indio	17	17
10/29/2004	TM 17240	Leon Strand	Santa Barbara between Balsa and Emerson	4	3
12/13/2004	TM 17328	Yucca Estates	SW corner of Yucca Tr. And Emerson	17	17
06/14/2005	TM 17633	Burnt Mtn Haciendas	SW corner of Palomar and Onaga	61	61
01/27/2006	TM 17476	SILVATEX,INC	N of Paxton 1 parcel E of Imperial	43	43
08/22/2006	TM 18011	Specialty Homes	SE Corner of Cholla Ave. and Joshua Dr.	8 1 remain	8
03/10/2006	TM 17862	Copper Hills Homes	NE corner of Sage Ave and San Andreas	107	107
06/15/2007	TM 17985	Fred Golestani	NE corner of Palomar Ave and Juarez Dr	20	20
12/18/07	TM 18418	Pueblo Mesa	NE corner of Sage Ave and Golden Bee Drive	142	142
12/23/2009	TM18773	Beverly Lucas	SW corner of Cholla Ave and Carlyle Dr.	60	60
		TOTAL # OF APPROVED LOTS		768	

		TOTAL # OF VACANT LOTS	735
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Since incorporation there have been six tract maps that have recorded. They are:

1. Tract Map 16471 Desert Vista Village
2. Tract Map 16587 Mesquite 55
3. Tract Map 16786 Da Silva
4. Tract Map 16957 Living Space
5. Tract Map 17240 Strand
6. Tract Map 17328 Yucca Valley Estates

The following chart shows all of the Tentative Parcel Maps that have been approved since incorporation:

SYNOPSIS OF TENTATIVE PARCEL MAPS

APPLICATION DATE	CASE NO.	APPLICANT	LOCATION	TOTAL # OF LOTS	# OF VACANT LOTS
APPROVED PROJECTS					
08/24/1992	PM 14325	Leonard Malin	SW corner Sunnyslope Dr and Warren Vista Ave	2	1
10/26/1993	PM 14602	Robert Smith	SE corner of Yucca Tr and Valley Vista Ave	3	2
08/24/1994	PM 14722	Alan Petty	SW corner Dulce Ave and Santa Barbara Dr	4	4
10/27/1998	PM 15202	Tom Humphreville	NW corner Country Club Rd and Quemada Tr	2	0
05/30/2001	PM 15708	Leon Strand	SE corner Balsa Ave & Terbush	4	
04/05/2004	PM 16561	Copper Hill Homes	W side of Selecta Ave N of Juarez Dr	2	0
12/10/2004	PM 17012	Andora Sprecher	SW corner Jemez Tr and Mountain View Tr	4	4
03/24/2005	PM 17093	Paul Cook/Jean Smith	SW corn Cortez and Dulce	4	4
06/28/2005	PM 17221	Ted Philips/Janet Grace	NE corner Warren Vista and Santa Barbara	4	4
06/20/2006	PM 18056	Mark Melby	NE corner of Cholla Ave and Buena Vista Dr	4	4
08/15/2006	PM 18321	Marcos Ocequeda	Borrego Tr and Papago Tr	2	2
09/25/2006	PM 18009	Robert & Amelia Smith	SW corner Yucca Tr and Valley Vista	2	2

10/06/2006	PM 17784	Phyllis Haley	corner of Balsa Ave and Vaduz Ave	2	2
03/06/2007	PM 18349	Dawn Rowe	NE corner Emerson Ave and Vera Lane	3	3
04/20/2007	PM 18472	Steve Inverno	NW corner Camino Del Cielo and Onaga Tr	2	2
06/01/2007	PM 18759	Helen Holloway	S of Griffis Rd, east and west of SR 247	2	2
09/27/2007	PM 18818	Curtis McGrew	7953 Valley Vista	2	1
03/20/2008	PM 18967	Curtis McGrew	south end of Valley Vista, east side of street	4	3
			TOTAL # OF APPROVED LOTS	52	
			TOTAL # OF VACANT LOTS		40

Planned Developments are becoming a more popular land use development option, and serve as a mechanism to further the implementation of the General Plan – especially in geographic areas with steep hillside terrain, significant drainage features, and valued natural settings. During this review period the Town approved one Planned Development, for Pueblo Mesa.

Commercial activity has significantly decreased in the current market. The Town received applications for two cell towers and one park project. Policies at the state level – particularly those relating to sewage and package treatment plants have affected and are foreseen to impact the rate, type, and scale of new commercial activity.

COMPREHENSIVE GENERAL PLAN ELEMENTS:

LAND USE ELEMENT:

The Land Use Element has an essential relationship with all other elements of the General Plan, affecting the need for resources, infrastructure, jobs, housing, public services and facilities. The purpose of the Land Use Element is to provide a comprehensive depiction of land use allocation and distribution throughout Town. The Land Use Element is commonly emphasized, due to its ties with all other Elements of the General Plan.

An on-going program of the Land Use Element is maintaining the zoning map consistent with the General Plan Map land use map and updating simultaneously with each General Plan land use Amendment. During the last reporting period, there was one General Plan Amendment approved for the Pueblo Mesa subdivision. As indicated under the General Land Use Activity section, there have been only nineteen General Plan Amendments since incorporation; two of these were approved prior to the adoption of the current General Plan.

The requests were received in 1993, 1996, 2001, 2003, 2004, and 2005, 2006, 2007, 2008 and 2009.

It has been recognized by the Town and mentioned in previous updates that there are areas within the Town currently zoned R-L-1 and R-L-2.5 that are problematic for infill development or additions to existing structures. Within these specific areas, it is very difficult to meet setback requirements for a home sized typical to the area. As the Town moves forward with a General Plan Update it is expected that these areas will be evaluated and appropriate changes will be made.

Yucca Valley does not typically experience a high level of development from large-scale projects and continues to have a slower growth rate in comparison to other southern California communities. This fact is highlighted by the fact that approximately 1,748 single-family residential dwellings have been permitted in the Town over an 18 year period (June 1992 to December 31, 2010). In addition the California Department of Finance estimates the population change between January 1 2009 and January 1, 2010 at 0.4%. This slow growth rate is due to the economy, and the fact that Yucca Valley is a bedroom community to the Coachella Valley as well as a retirement community. Only during 2002-2006 was there a substantial increase in single family residential. For Calendar year 2010 a total of 8 new single family homes were permitted. This decline can be attributed to the current adjustments within the housing market.

HOUSING ELEMENT:

The purpose of the Housing Element is to provide a comprehensive understanding of the housing needs and to set policies and programs that will enable the Town to reach its defined housing goals. Housing goals are based on a Regional Housing Needs Assessment (RHNA), developed by the Southern California Association of Governments (SCAG) and the San Bernardino Associated Governments (SANBAG).

The following chart lists the numbers of single and multi-family building permits issued during the fiscal years listed:

	SFR	MFR
91-92	16	
92-93	31	
93-94	13	
94-95	24	
95-96	11	
96-97	6	
97-98	21	
98-99	44	

99-00	54	
00-01	82	
01-02	118	
02-03	188	
03-04	353	4
04-05	384	4
05-06	244	13
06-07	99	2
07-08	36	2
08-09	6	0
09-10	11	0
10-11	8	0

**YEAR TO DATE, JULY 1, 2010-December 31, 2010

As the above chart shows, the number of new single and multi-family building permits peaked in the 2004- 2005 fiscal year and has been in decrease each year since. Please note the chart above lists until December 31, 2010. During the Calendar Year 2010 only 8 new single family home permits were issued.

Specific actions and expenditures during this reporting period include the following.

LEASE OF AGENCY DUPLEXES:

The Yucca Valley Redevelopment Agency continued to lease the five existing duplex structures to Unity Homes. The duplexes provide housing to ten very low and low to moderate income families. Presently, only five units are occupied.

REVIEW OF GOVERNMENTAL CONSTRAINTS ON HOUSING:

The Town of Yucca Valley has relatively low constraints on housing. This fact is exemplified by the following.

1. Single family residential development requires no architectural review, or any other governmental process, other than the standard Building & Safety Plan Check and field inspection process;
2. The building permit and plan check fees were increased in March 2005 which had not been amended since incorporation of the Town of Yucca Valley in 1991. Per square foot residential valuation remains \$55.18 per square foot for living area which is still lower than the actual construction costs at this time.
3. There are no constraints that hinder the development and construction of affordable housing within the Town of Yucca Valley.
4. Repair and rehabilitation of housing units within the Town is not regulated, except through the Uniform Building Codes. There is no requirement for architectural

- review, design review, or any other entitlement process for the repair and/or rehabilitation of housing units within the Town.
5. Architectural/Site Review processes are included within the entitlement process for new multi-family development projects, and no additional time frames or costs are associated with review of these projects
 6. Standard building plans are reviewed within ten business days. Engineered plans may take up to 15 business days to review.
 7. The Town Council has waived Development Impact Fees for all new Infill Single Family Residences.

During the reporting period, issues remained regarding the continued use of septic systems and their impact on water quality. Discussions have continued to take place between the Hi-Desert Water District, Regional Water Quality Control Board (RWQCB), and the Town. The RWQCB has proposed a Basin Plan Amendment to prohibit septic tank discharges in the Town, thereby mandating that a wastewater system be constructed. There are three phases proposed for the sewer system. The High Desert Water District is working to move phase one forward.

REGIONAL HOUSING NEEDS BY INCOME:

The Town of Yucca Valley's adopted and State approved Housing Element indicates the Town's share of regional housing needs is outlined as follows. The Town has recently updated its Housing Element, which was approved by the Town Council on September 15, 2009. As part of the updated Housing Element the new RHNA numbers are listed below. The housing needs figures below reflect the figures for the current SCAG/SANBAG planning period, which expires 2014.

<u>Income Category</u>	<u>Number of Units</u>
Extremely Low	280
Very low Income:	280
Low Income:	399
Moderate Income:	474
<u>Above Moderate Income:</u>	<u>1,076</u>
Total	2,509

For the 2010 (calendar year) review period, building permits for 8 single family units and no multifamily units were permitted. This is a slight increase from the previous fiscal year, during which 4 single-family units and no multifamily units were permitted.

ACTIONS TO IMPLEMENT THE GENERAL PLAN ELEMENTS:

During the reporting period, development proposals of all types have been reviewed and conditioned so they conform to applicable policies of the Comprehensive General Plan.

UPDATES TO GENERAL PLAN ELEMENTS:

No updates to the General Plan took place during this review period. It is anticipated that in the coming year the Town will begin the process of a comprehensive General Plan Update.

CONCLUSION:

The Development Code is the primary tool for implementing the General Plan. At the May 26, 2009 Town Council meeting authorization was given to begin the process of a Development Code Update. A consultant has been selected and a community survey conducted. It is anticipated that in the next 18-24 months the Development Code Update will be completed. It is a goal of the Town to establish a safe, attractive community with appropriate infrastructure for area residents, business owners, and visitors. With proper tools, this goal is attainable.

END OF ANNUAL REPORT

[illegible]

(CCR Title 25 §6202)

MAR 18 2011

Town of Yucca Valley

12/24/2010 - 12/26/2010

Table A

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Town of Yucca Valley
Reporting Period 12/24/2010 - 12/26/2010

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Vary Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	8					8	8

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Town of Yucca Valley

Reporting Period 12/24/2010 - 12/26/2010

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.											Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted											
	Non-deed restricted											560
Low	Deed Restricted											
	Non-deed restricted											399
Moderate	Deed Restricted											
	Non-deed restricted											474
Above Moderate		147	73	24	4	8					256	820
Total RHNA by COG. Enter allocation number.		147	73	24	4	8					256	
Total Units		147	73	24	4	8					256	2,253
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Town of Yucca Valley

Reporting Period 12/24/2010 - 12/26/2010

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	
Program 1.A	Maintain the Home Improvement Program for low/very low income households to encourage rehab of 120 existing housing units.	Ongoing	The RDA is in process of updating the Policy and Programs with anticipated completion within 12-18 months.	
Program 1.B	All applicable codes enforced to keep existing units in good repair	Immediate, ongoing	This is monitored through Code Enforcement and determination is made on a case by case basis.	
Program 1.C	Continue to ID neighborhoods with substandard infrastructure and quantify for improvements	Ongoing	The Town has continued to maintain a 5 year Capital Improvements program which identifies allocation of financial resources to infrastructure improvements Town wide.	
Program 2.A	Maintain and update inventory of all land suitable for residential development	Annually	The Town continues to maintain the Zoning and General Plan Maps. Further a table is maintained which has an inventory of all general plan amendments and tabulates the acreage changes. Table III-14 in the GP Housing Element lists the vacant high density land inventory within the Town Boundaries.	
Program 2.B	Maintain land use zoning designations in General Plan and zoning maps that allow different housing types consistent with low density rural character of the Town	Ongoing	The Town continues to maintain the Zoning and General Plan Maps. The Towns development Code and General Plan provide for a wide variety of housing types. These include 1 dwelling unit per 20 acres (Rural Hillside Reserve) up to 40 units per acre in the Old Town OTSP (OTMU). These designations allow for higher densities in appropriate areas along the highway and more rural type development as you move away from the Highway.	
Program 2.C	RDA to establish lot consolidation for the OTSP area	2010-2011, annually thereafter	The RDA has acquired numerous parcels within the OTSP area for lot consolidation and redevelopment opportunities.	
Program 2.D	Monitor capacity of all Specific Plan lands in Inventory (table III-14) to assure sufficient capacity of the Town's lower income need remains	Annually	There has been no development within the OTSP boundaries resulting in the elimination or reduction of affordable housing.	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		Town of Yuca Valley	
Reporting Period		12/24/2010 -	12/26/2010
Program 2.E	Incentives development in the OTSP	Ongoing	The RDA is in process of updating the Policy and Programs with anticipated completion within 12-18 months. The RDA is continuing to evaluate opportunities for mixed use development facilitating affordable housing construction in the OTSP. The Town has not been approached with any requests for financial participation of housing in the OTSP area during this review.
Program 3.A	Town's Density Bonus Ordinance shall be updated and maintained current with State Requirements	2008-2009, Ongoing	The Town is currently updating the Development Code, and has just released Request for Proposal/Qualification for a General Plan Update. The Development Code is expected to be completed in the next 12-18 months. The density bonus ordinance will be update with the development code while the policies will be updated with the General Plan. This will be included as part of these updates.
Program 3.B	Continue coordination with San Bernardino County Housing Authority(SBCHA) to ensure section 8 housing assistance and HOME rental property rehabilitation programs within the Town are actively pursued.	Ongoing	The RDA is coordinating closely with the SBCHA for current HOME funds that are available for construction of new affordable units. The RDA has entered into an exclusive negotiating agreement(ENA) with a private developer for the construction of up to 75 affordable units., and the developer will be applying for San Bernardino County HOME funds for the project. This is phase one of the RDA's overall affordable housing efforts. Phase II will includes programs and policies for the acquisition and rehabilitation of existing units, and the RDA will aggressively seek HOME as well as other funding sources for implementation of these efforts.
Program 3.C	Work with private organizations in assisting with housing for handicap residents.	Ongoing	There have been no requests received for assistance with housing for handicapped residents.
Program 3.D	Continue to support and assist in enforcing the provisions of the Federal Fair Housing Act	Ongoing	Any complaints the Town receives are forwarded to the County for their consideration. Town Code enforcement also addresses service requests regarding the condition of housing units and take appropriate action to ensure the upgrade of substandard units.
Program 3.E	Continue working with SBCHA to encourage the development of property owned by the Housing Authority in Town for affordable housing.	Ongoing	There have been no applications received for the development of a County affordable housing project received by the Town.
Program 3.F	Amend the Development Code to allow Homeless shelters by right, with approval of a Site Plan Review, in the Industrial or Public/Quasi Public zoning Designations	2008-2009	The Town is currently updating the Development Code. This will be included in the Update.

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Program 3.G	The RDA shall establish a program of incentives for the Development of housing for extremely low and very low income residents to include application fee waivers, plan check fee waivers, and financial assistance with infrastructures improvements.	2008-2009	The RDA has entered into an exclusive negotiating agreement with a private developer for the construction of up to 75 affordable units, and the developer will be applying for San Bernardino County HOME funds for the project. As a part of this project, the RDA is currently negotiating the DDA that will consider the waiver of plan check and permit fees, or that the Agency will pay those fees as part of its financial participation in the project.
Program 3.H	Consistent with Government Code Section 65583 the Development Code Shall be amended to define Single Room Occupancy, to allow as Conditionally Permitted in the Industrial Zone and transitional/supportive housing shall be subject to only those restrictions that apply to other residential uses in the same zone.	2008-2009	The Town is currently updating the Development Code. This will be included in the Update.
Program 3.I	The Development Code shall be clarified to state handicapped ramps are permitted in front, side and rear setbacks of any residential structures.	2010-2011	The Town is currently updating the Development Code. This will be included in the Update.
Program 4.A	Expediently calculate and allocate Housing set-aside funds to affordable housing programs.	Annually	The Towns finance division allocates all LMI set aside funds to an account that it restricted to expenses for the preservation or construction of affordable housing units.
Program 4.B	The RDA will develop program(s) for the development of new residential units for very low households and assign set-aside funds for these units.	2009-2010	The RDA has entered into an exclusive negotiating agreement with a private developer for the construction of up to 75 affordable units. The Agency has committed all current and potentially several years of future LMI set a side funds for the development of the up to 75 units. The Agency has entered into an exclusive negotiating agreement and the DDA is anticipated to be considered by the Agency in approximately 90 to 180 days.
Program 4.C	Assist developers in preparation of applications for State and Federal housing grants and loans(HOME/LMI Tax credit) as available.	Ongoing	The Town assisted Highland Property Development LLC, in preparation of their applications for the California Tax Credit Allocation Committee. The project consisted of 83 affordable units. The RDA is coordinating closely with the SBCHA for current HOME funds that are available for construction of new affordable units. The RDA has entered into an exclusive negotiating agreement(ENA) with a private developer for the construction of up to 75 affordable units, and the developer will be applying for San Bernardino County HOME funds for the project. This is phase one of the RDA's overall affordable housing efforts.

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Program 4.D	Continue to distribute County materials for developers and low income households which contain information on assistance in the development and rehabilitation of low income housing.	Continuous	The Town provides a wide variety of handouts to assist both the citizens and development community. The Town issues requests for Proposals for an affordable housing project. This resulted in an ENA to develop a Town owned piece of property.
Program 4.E	Should the Town be notified of intent to sell any at risk/affordable housing developments all possible funding sources including CDBG/RDA set asides should be considered for purchase.	Continuous	The Town has and will continue monitor if any such properties are proposed to be sold.
Program 5.A	Conversion of existing mobile home parks to permanent housing will continue to be regulated by ordinance to ensure appropriate relocation plan for park residents is developed and implemented.	Ongoing	No mobile home park conversions have been proposed.
Program 6.A	Ensure that new development and rehabilitation efforts maximize energy efficiency through architectural and landscape design and the use of renewable resources and conservation.	Ongoing	New construction is required to comply with the standards set forth in the California Building Codes.
Program 6.B	Encourage the use of LEED design principles in multifamily projects.	Ongoing	No multi-family projects have been formally submitted in this review period.
Program 7.A	Maintain a Planned Development Ordinance(PRD) permit ordinance which allows flexibility in development standards.	Continuous	The Planned development Ordinance provides for flexibility in design and helps to assist in the affordability of the units. One Planned Development was approved during this review period. The approval allowed for the construction 142 senior single family homes.
Program 8.A	Specific Plans shall incorporate a variety of housing types and shall include senior and affordable housing within the project.	Ongoing, as Specific Plans are submitted	No Specific Plans were submitted or approved during this review period.
Program 8.B	Encourage infill and expansion of existing wherever possible to lower infrastructure costs.	Continuous	The Town has and will continue to encourage the development of infill projects. The majority of new single family residential units are in fact infill lots. Only 32 out of 1,700+ new single family residential permits issued since incorporation in 1991 were for lots in newly record tracts.

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Program 8.C	Ensure that infill development occurs in areas with adequate infrastructure to support neighborhood build-out.	Continuous	The Town has and will continue to encourage the development of infill projects, in areas where infrastructure can support. The majority of new single family residential units are in fact infill lots. Only 32 out of 1,700+ new single family residential permits issued since incorporation in 1991 were for lots in newly record tracts.
Program 8.D	Promote development of mixed use projects in the OTSP area. The Town shall post Table II-14 on the Towns website as part of a page dedicated to development in the OTSP.	2008-2009, ongoing	The Town has the entire OTSP posted in its website at: http://www.yucca-valley.org/departments/otvy_sp.html
Program 9.A	Encourage multi-family rental and owner-occupied projects which construct 3 and 4 bedroom units as a substantial portion of the overall development. Larger units shall be encouraged through Town funding or bond financing.	Continuous	No multifamily units were constructed during this review period. The Town will continue to encourage this as projects are submitted.
Program 9.B.	Amend the Development Code to allow second units on single family residential lots consistent with state law.	2008-2009	The Town is currently updating the Development Code. This will be included in the Update, if required.
Program 10.A	Maintain the Home Rehabilitation Program to enable 10 senior residents to maintain and rehabilitate their homes. Flyers advertising the program shall be posted at various locations.	Ongoing	The Town provides a wide variety of handouts to assist the citizens of the community. The RDA is in process of updating the Policy and Programs with anticipated completion within 12-18 months.
Program 10.B	Provide assistance to developers of affordable senior housing through Housing set-aside funds.	Ongoing	The Town and the RDA have entered into an ENA with a developer for the construction of 75 affordable senior housing units. Entitlement documents are currently in discussion.
Program 11.A	Require Specific Plan projects to develop design guidelines which provide for buffers between land uses, mail scale architecture and appropriate architecture.	Continuous	No Specific Plans were submitted or approved during this review period.

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Program 11.B	Residential projects shall be required to provide bicycle and pedestrian facilities, including trails, sidewalks, benches and open space.	Continuous	The Town has an approved Trails Masterplan Map. During this review period one residential project was adjacent to a proposed bike lane. The project was conditioned to provide for this lane when construction moves forward. Additionally this project will provide sidewalks, various walking trails, open space and other amenities. An addition project was adjacent to a future horse trail and was required to provide the appropriate dedications. This Development also included large undisturbed portions and sidewalks in the more dense (1/2 acre lot) portion of the development.
Program 12.A	Require developers of affordable senior housing projects to confer with the public transit agency regarding the provision of service to the project.	Continuous	All development projects are sent to the Morongo Basin Transit Agency for review and comment. If the Agency has any conditions those are included with the Conditions of approval for the project.
Program 12.B	Ensure affordable and senior housing projects are located in areas with adequate public improvements including streets and sidewalks.	Continuous	No affordable or senior housing projects were formally submitted or approved during this review. However, as previously mentioned the Town and RDA have entered into an ENA a developer for a senior housing project in an appropriate location. The location is in close proximity to the Senior Center, Museum facility, restaurants and shopping facilities.

General Comments:

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Please see attached General Plan Annual Report also attached.